

047.A

0006

0170.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

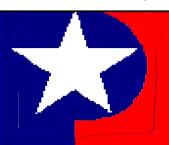
674,700 / 674,700

USE VALUE:

674,700 / 674,700

ASSESSED:

674,700 / 674,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
170		FRANKLIN ST, ARLINGTON

OWNERSHIP	Unit #:	2
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Owner 1: RUDD ALEC & ALYSSA

Owner 2:

Owner 3:

Street 1: 170 FRANKLIN ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SHAH ROOPA H & -

Owner 2: PLASSMAN FORREST -

Street 1: 170 FRANKLIN ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 2567 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8026												G10				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	671,400	3,300		674,700		310486
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

Source: Market Adj Cost Total Value per SQ unit /Card: 262.84 /Parcel: 262.8 Parcel ID 047.A-0006-0170.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	660,800	3300	.	.	664,100	664,100	Year End Roll	12/18/2019
2019	102	FV	585,500	3300	.	.	588,800	588,800	Year End Roll	1/3/2019
2018	102	FV	515,500	3300	.	.	518,800	518,800	Year End Roll	12/20/2017
2017	102	FV	468,100	3300	.	.	471,400	471,400	Year End Roll	1/3/2017
2016	102	FV	468,100	3300	.	.	471,400	471,400	Year End	1/4/2016
2015	102	FV	431,000	3300	.	.	434,300	434,300	Year End Roll	12/11/2014
2014	102	FV	410,400	3300	.	.	413,700	413,700	Year End Roll	12/16/2013
2013	102	FV	410,400	3300	.	.	413,700	413,700		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAH ROOPA H &	74121-468	1	2/12/2020		529,000	No	No		
KILLIAN LAUREN,	51474-395		7/23/2008		370,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/17/2020		SQ Mailed							MM	Mary M													
7/12/2018		Measured							DGM	D Mann													
1/14/2009		NEW CONDO							BR	B Rossignol													

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CND

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average			NO STAIRS TO UAT.										
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average													
Color: BEIGE				A Kits:	Rating:													
View / Desir:				Fpl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C+ - Average (+)				CONDOS INFORMATION														
Year Blt: 1923	Eff Yr Blt:			Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct: G10		Fact: .		Floor: 2 - 2nd Floor														
Const Mod:				% Own: 52.000000000														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	6	2						
Sec Int Wall:		%		Economic:		%		Additions:										
Partition: T - Typical				Special:		%		Kitchen:										
Prim Floors: 4 - Carpet				Override:		%		Baths:										
Sec Floors:		%		Total:	18.6 %			Plumbing:										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 295.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.05903769				General:										
Electric: 3 - Typical				Const Adj.: 0.97029907														
Insulation: 2 - Typical				Adj \$ / SQ: 303.137														
Int vs Ext: S				Other Features: 55000														
Heat Fuel: 1 - Oil				Grade Factor: 1.10														
Heat Type: 5 - Steam				NBHD Inf: 0.89999998														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 824821														
% Com Wall		% Sprinkled:		Depreciation: 153417				Juris. Factor: 1.00	Before Depr: 300.11									
				Depreciated Total: 671405				Special Features: 0	Val/Su Net: 261.55									
								Final Total: 671400	Val/Su SzAd: 261.55									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 047.A-0006-0170.2										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	10X20	A	AV	1923	27.50	T	40	102			3,300		3,300	
More: N	Total Yard Items:	3,300		Total Special Features:					Total:			3,300						